

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: April 11, 2013

Time: 7:00 PM

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Steve Petersen, Commissioner,
Karen Plummer, Commissioner
Scott Kozak, Commissioner
Patrick Lytle, Commissioner
Marty O'Donnell, Chairperson

Staff Members: Jennifer Tennant, Assistant Director of Engineering & Building

Call to Order

Chairperson O'Donnell called the meeting to order at 7:04 PM.

Roll call noted the following: Steve Petersen, present; Karen Plummer, present; Patrick Lytle, present; Scott Kozak, present; Commissioner Geissler, absent; Vice-Chairperson Coath, absent; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Chairperson O'Donnell announced the order of proceedings.

Old Business

ARC 13-05: 602 S. Grove Avenue

Owner: Jennifer & Gerry Wondrasek
602 S. Grove Avenue
Barrington, IL 60010

Architect: Joe Muran
146 Old McHenry Road
Long Grove, IL 60047

The applicant is seeking approval of a Certificate of Appropriateness for construction of an addition to an existing single-family residence in the H-Historic Preservation Overlay District. The property is zoned R-6 Single Family Residential and is located within the H-Historic Preservation Overlay District.

Chairperson O'Donnell explained that this is a public hearing for final approval of the addition at 602 S. Grove Avenue. The owners already came to a preliminary review and the only issue was the windows.

Ms. Tennant explained that the Commission did not have any concerns with the project at the preliminary meeting except the use of aluminum clad windows. The property owners have agreed to use all wood windows. The plans are the same, the only new information submitted was the windows.

The Commissioners agreed there were no other issues with the plans.

Mr. and Mrs. Wondrasek were present but had no comments. There was no comment from the public.

A motion was made by Commissioner Petersen and seconded by Commissioner Kozak to approve ARC 13-05, a Certificate of Appropriateness for an addition to a single-family residence in the H-Historic Preservation Overlay District.

Roll Call Vote: Commissioner Petersen, yes; Commission Plummer, yes; Commissioner Lytle, yes, Commissioner Kozak, yes; Commissioner Geissler, absent; Vice-Chairperson Coath, absent; Chairperson O'Donnell, yes. The vote was 5-0. The motion carried.

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New Business

ARC 13-06: 123 Coolidge Avenue – Preliminary Review

Owner: Old Colony Builders
689 Shoreline Road
Lake Barrington, IL 60010

Architect: Ar-K-Teks Unlimited
300 N. 11th Street
Wheeling, IL 60090

The Petitioner is seeking a Certificate of Appropriateness for replacement of exterior materials, construction of a front porch, porte cochere and two-story rear addition to the existing primary structure as well as construction of a new detached garage.

Jim Carlstrom presented the petition to the Commission. Mr. Carlstrom explained that he is working with a family who is modifying the interior and exterior of the house to accommodate their handicapped daughter.

Ms. Tennant explained that a revised front elevation was submitted before the meeting showing a revised front porch design. Specifically, the proposed gazebo has been eliminated.

Chairperson O'Donnell said that Vice-Chairperson Coath was unable to attend but had several comments. The comments were emailed to Chairperson O'Donnell and Jennifer Tennant and distributed at the meeting to the Commissioners and Mr. Carlstrom.

1. *We are faced with a dilemma. The survey has failed to recognize the significance of this home. It is my professional opinion that the home represents a fairly rare breed of 1940/1950 colonial revival with a high degree of artistic integrity and intactness. In other words, I believe the home is architecturally significant and beautiful, albeit a diamond in the rough of some neglected maintenance. These sort of homes revisited our American architectural roots in order to convey their import to future generations. It is my hope that on our watch we will do our best to help pass along these treasures. Therefore my first recommendation for the home's rehabilitation is to do no harm, proceed with the notion that preservation and restoration is the best course of action.*
2. *The existing porches on the North elevation with their elliptical arches and posts are important architectural and historical features of this home. The suggested burying and or removal of these features by the addition of a tract like pseudo Victorian porch would be a primary assault on the artistic integrity of this house. In other words, my requirement would be to maintain the existing North elevation porches, not to add to or alter.*
3. *The existing cornices on the home are architecturally, dimensionally, and materially essential to the nature of the home. Do not alter the existing cornices, maintain them.*
4. *The existing historical windows should remain and be maintained, again, these original elements are sacredly integrated into the stylistic nature of the home and are inseparable from the architectural composition without significant loss of artistic and historic value.*
5. *The existing historic exterior materials are also significant and essential to the value of the home and so should be maintained. The heavy board siding is important to the architecture and is even more rare and valuable than the more common historic sidings we encounter. Bottom line here is that removing the historic exterior materials, in this case, and replacing them with relatively irrelevant contemporary materials would be a poke in the eye of the Historic District.*
6. *The new addition to the South should have offsets of demarcation.*
7. *The roofs of new addition to the South should match the primary existing roof pitch and not over reach the existing ridge. Yes, this probably means you need to drop the cornice height for the new addition to the South.*
8. *The massing, the window placements, the window proportions, and the window types for the new addition all need to be made more in keeping with the base historic architecture of the existing home and appropriate architectural precedence.*

Chairperson O'Donnell asked if they plan to use cementitious siding. This is a noncontributing structure so cementitious siding is allowed if it has a 5/8" butt dimension. However, I have been out to inspect this siding before and it appears to be in good condition. Have you considered restoring it?

Mr. Carlstrom said he plans to remove the existing wood siding because the paint is peeling and plans to replace it with cementitious siding. He also explained that he plans to maintain the existing cornice but may need to alter it to install gutters.

Chairperson O'Donnell said he could use j-hooks over other mounting techniques and he would not have to alter the cornice.

Mr. Carlstrom said those types of hangers don't work well and don't stand up to wind and ice.

Chairperson O'Donnell said they are just as strong as other types of gutter hangers.

Commissioner Kozak asked how long it had been since any maintenance was done on the siding?

Mr. Carlstrom said he has no idea but maybe more than 10 years.

The Commission agreed to make a strong recommendation that the Petitioner consider restoring the existing wood siding on the original portion of the structure.

Commissioner Lytle asked if they were installing a ramp on the front elevation.

Mr. Carlstrom said yes but it will be sunken so a railing is not necessary. This is shown on the revised elevation submitted at the beginning of the meeting. The original elliptical arches and columns will be removed because the porch will be extended to accommodate the ramp. The new arches and columns will match the existing as close as possible.

Commissioner Petersen referred to comment #6 on Commissioners Coath list which discusses off-setting the addition. He agrees that the addition should be off-set to avoid a long continuous wall.

Commissioner Petersen also commented on the chimney on the proposed addition. The chimney needs to go to the ground and needs to be brick or stone. Preferably it should match the existing chimney.

Mr. Carlstrom said having a brick or stone chimney will cost too much and there is a limited budget for this project. He also said that the chimney cannot have a foundation because it will interfere with the ramp from the basement to the backyard.

Chairperson O'Donnell suggested moving the chimney to the interior to save money.

Mr. Carlstrom said it would take up space on the interior and that isn't what the family wants.

Commissioner Lytle also said that putting it on the inside would solve the cost issue and the ramp issue.

All Commissioners agreed that if the chimney remains on the exterior, it must have a foundation and it must be brick or natural stone.

Commissioner Petersen said the roof pitches on the addition must match the existing structure. The addition should not be taller than the existing house. The language of the addition should match the language of the existing house.

Mr. Carlstrom said that would mean lowering the cornice height.

The Commission agreed that lowering the cornice height is the best way to accomplish matching the roof pitch and height. The Commission also agreed that this is a requirement as it has been on previous projects with the same issue.

Commissioner Kozak asked to go back to the discussion on the addition off-set. The addition should only be off-set on the west elevation. The east elevation has enough going on with the porte cochere, it does not need an off-set.

The Commission agreed that it is a requirement that the addition be off-set one (1) foot on the west elevation.

Mr. Carlstrom said that these changes will never happen. Tearing it down will be a lot easier.

Chairperson O'Donnell said the addition needs to be believable.

Mr. Carlstrom asked which windows do not have the right proportions.

Commissioner Petersen said the large square window on the second story of the west elevation and the two awning windows, one on the rear elevation and one on the east elevation.

Mr. Carlstrom said the awning windows are in bathrooms so double hung windows don't make sense.

Commissioner Petersen said the awning windows are not appropriate or consistent with the existing structure. It does not matter which rooms the windows are located in, this Commission is concerned with the exterior appearance.

Commissioner Kozak said that the columns supporting the porte cochere are not substantial enough.

Commissioner Plummer agreed that the second story looks too top heavy on the columns.

Commissioner Lytle wanted to clarify that the elevations and the floor plans for the porte cochere do not match. We are missing a column on the elevation that appears on the floor plans. So in total there are supposed to be three columns?

Mr. Carlstrom confirmed there are supposed to be three columns but he has a structural engineering looking at it because they want to eliminate one column. The homeowner will be trying to unload a large vehicle fitted with a wheelchair lift and they will need the extra space taken by the column. What if the columns were thicker?

Commissioner Kozak said that thicker columns will not work, there needs to be more of a structure on the far side.

Commissioner Lytle suggested adding a partial wall to run between the first two columns so it appears more substantial from the front. You could also extend the building so you could fit the vehicle under and accommodate a wall.

Commissioner Petersen asked what type of vehicle they are trying to unload between the columns because he does not think there is enough space anyways.

Mr. Carlstrom said it could be an Expedition or it could be a smaller car. They are trying to design for the larger vehicle. The idea is to keep the wheelchair unloading under cover.

Chairperson O'Donnell suggested widening the driveway and having the vehicle outside of the porte cochere but the unloading would be mostly under the roof.

Commissioner Plummer said it is not the Commission's responsibility to redesign the porte cochere.

Mr. Carlstrom said none of the Commission's suggestions will work. He is probably going to tear it down.

Chairperson O'Donnell said he hoped these were not final plans because this is only a preliminary review.

Commissioner Lytle asked what the transition is between the shingled siding and the regular siding.

Mr. Carlstrom said a thin band board.

The Commission agreed that they prefer the house without the shingled siding.

Mr. Carlstrom said it can be removed.

Commissioner Lytle also suggested adding some level of detail on the back side of the porte cochere. Maybe adding an elliptical arch to match the front design.

Commissioner Kozak suggested that they keep the detail on the existing off-set on the east elevation. Chairperson O'Donnell agreed.

Commissioner Plummer said they should consider adding additional windows on the east elevation. The elevation is too blank.

Chairperson O'Donnell asked staff if the Commission covered all of the comments.

Ms. Tennant asked Mr. Carlstrom if he intended to use aluminum cladding on the garage fascia as indicated on the plans.

Mr. Carlstrom said it was a mistake on the plans.

Ms. Tennant said the Commission covered the rest of the comments from the staff report.

Commissioner Petersen said the garage details should match the house details including removing the shingled siding.

Chairperson O'Donnell told Mr. Carlstrom that if he chooses to demolish the majority of the conditions will be the same for new construction. He advised Mr. Carlstrom to pick a style of structure present in the historic district and to review the design guidelines before designing elevations.

Ms. Tennant said that if they decide to demolish, the new construction plans would be subject to a preliminary review. The plans will not go straight to public hearing.

Mr. Carlstrom said he understands.

Commissioner Kozak asked Mr. Carlstrom which part of tonight's discussion makes him think that demolition is the best option moving forward.

Mr. Carlstrom replied all of the conditions.

Chairperson O'Donnell said this is a great house and we do not want to see it demolished but we understand it is noncontributing and you have that option.

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Approval of Minutes
February 28, 2013

The February 28, 2013 minutes could not be approved, as the appropriate Commission members were not present.

March 14, 2013

The March 14, 2013 minutes could not be approved, as the appropriate Commission members were not present.

Planners Report

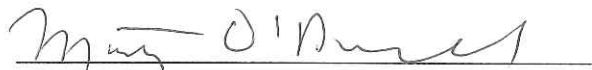
Ms. Tennant said that at the next meeting the Commission will be reviewing fencing material inside and outside of the historic district.

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Petersen and seconded by Commissioner Kozak to adjourn the meeting at 8:50 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jennifer Tennant



Chairperson O'Donnell

Architectural Review Commission

Approval Date: May 9, 2013